



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the March 07, 2022 APC Meeting

Presented for approval: March 21, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, March 07, 2022 at Westfield City Hall.

Active Links for this meeting:

[March 07, 2022 APC Agenda & Exhibits](#)

[March 07, 2022 YouTube Video](#)

OPENING OF MEETING

[*You Tube Time: 0:33*](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Robert Horkay; Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: Matthew Deck.

Commissioners Absent: None.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; Daine Crabtree, Senior Planner; Caleb Ernest, Senior Planner; Ryan Collingwood, Associate Planner; Rachel Riemenschneider, Associate Planner; and Wes Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the February 22, 2021 Minutes.

McCarty seconded. Motion passed. Vote 9-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2203-ODP-04 & 2203-SPP-04 [PUBLIC HEARING]

[*YouTube Time: 4:20*](#)

Lantern Commons

Northwest corner of east 161st Street and south Union Street

Front Street Partners, LLC by Church Church Hittle + Antrim requests Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Staff presentation/No Petitioner presentation.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

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Public Hearing for 2203-ODP-04 & 2203-SPP-04 opened at 7:05 p.m.

- Five (5) public comments.

Public Hearing for 2202-ODP-02 & 2202-SPP-02 closed at 7:20 p.m.

Petitioner responses/APC comments.

2203-PUD-06 [PUBLIC HEARING]

[YouTube Time: 35:55](#)

Woods-Robinson-Briggs PUD Amendment I

Generally, at 300 E. 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests an amendment to the Woods-Robinson-Briggs PUD on 157.53 acres +/- to modify development standards.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2203-DDP-03 & 2203-SPP-03 [PUBLIC HEARING]

Harvest Trail

Generally, at 300 E. 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat approval of 309 Single-family residential Lots and three (3) blocks on 157.53 acres +/- in the Woods-Robinson-Briggs PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Staff presentation/Petitioner presentation.

Combined Public Hearing for 2203-PUD-06 & 2203-DDP-03 & 2203-SPP-03 opened at 7:43 p.m.

- One (1) public comment.

Combined Public Hearing for 2203-PUD-06 & 2203-DDP-03 & 2203-SPP-03 closed at 7:46 p.m.

Petitioner responses/APC comments.

2203-PUD-04 [PUBLIC HEARING]

[YouTube Time: 1:02:52](#)

Grand Millennium Center PUD Amendment II

515 Park Street

31 32 Investors, LLC by Edge Rock Development requests an amendment to the Grand Millennium PUD to add 1 acre +/- of Real Estate to the PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation/No Petitioner presentation.

Public Hearing for 2203-PUD-04 opened at 8:04 p.m.

- No public comments.

Public Hearing for 2203-PUD-04 closed at 8:05 p.m.

Petitioner responses/APC comments.

2203-PUD-03 [PUBLIC HEARING]

[YouTube Time: 1:05:38](#)

Chatham Hills PUD Amendment VIII

Southeast corner of Tomlinson Road and 203rd Street

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Chatham Hills, LLP by Henke Development Group requests an amendment to the Chatham Hills PUD to add 2 acres +/- of Real Estate to the PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation/No Petitioner presentation.

Public Hearing for 2203-PUD-03 opened at 8:07 p.m.

- One (1) public comment.

Public Hearing for 2203-PUD-03 closed at 8:08 p.m.

Petitioner responses/APC comments.

2203-PUD-05 [PUBLIC HEARING]

[YouTube Time: 1:16:20](#)

Towns at Union PUD

East of and adjacent to Union Street and south of David Brown Drive

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation/Petitioner presentation.

Public Hearing for 2203-PUD-05 opened at 8:32 p.m.

- Two (2) public comments.

Public Hearing for 2203-PUD-05 closed at 8:35 p.m.

Petitioner responses/APC comments.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

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2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 2:20:08](#)

- Plan Commission Liaison
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting. Kelleher seconded. Motion passed. Vote 9-0.

The meeting adjourned at 9:28 p.m.

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Signature Page for APC Minutes for March 07, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary